

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waterloo Consortium

State: IA

PJ's Total HOME Allocation Received: \$8,880,324

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	97.65 %	96.04 %	2	94.94 %	73	76	
% of Funds Disbursed	83.08 %	87.27 %	6	84.35 %	34	32	
Leveraging Ratio for Rental Activities	10.61	8.68	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.44 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.24 %	81.14 %	3	68.05 %	74	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.14 %	91.00 %	6	79.65 %	34	35	
% of 0-30% AMI Renters to All Renters***	15.83 %	61.26 %	6	44.76 %	11	8	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	89.93 %	98.32 %	6	94.31 %	17	18	
Overall Ranking:			In State:	6 / 6	Nationally:	57 55	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,459	\$11,247		\$25,245	139 Units	17.40 %	
Homebuyer Unit	\$11,595	\$15,724		\$14,395	402 Units	50.30 %	
Homeowner-Rehab Unit	\$11,908	\$20,277		\$20,186	68 Units	8.50 %	
TBRA Unit	\$850	\$763		\$3,142	190 Units	23.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waterloo Consortium IA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,484	\$69,515	\$22,570
State:*	\$84,906	\$66,813	\$42,756
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	40.0	61.3	61.8	38.9
Black/African American:	60.0	30.2	27.9	58.9
Asian:	0.0	0.3	0.0	0.5
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	1.5	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	1.1

ETHNICITY:

Hispanic	0.0	6.4	8.8	0.5
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HOUSEHOLD SIZE:

1 Person:	83.2	34.3	30.9	31.1
2 Persons:	12.8	22.9	20.6	19.5
3 Persons:	3.2	19.6	23.5	26.8
4 Persons:	0.0	9.8	13.2	13.2
5 Persons:	0.8	9.5	7.4	6.3
6 Persons:	0.0	2.6	1.5	3.2
7 Persons:	0.0	0.8	1.5	0.0
8 or more Persons:	0.0	0.5	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	36.3	30.9	30.0
Elderly:	60.8	2.6	1.5	5.3
Related/Single Parent:	8.8	34.0	32.4	58.9
Related/Two Parent:	0.0	21.9	22.1	2.6
Other:	0.0	5.2	13.2	3.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.4	0.0 [#]
HOME TBRA:	0.0	
Other:	2.4	
No Assistance:	75.2	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waterloo Consortium

State: IA

Group Rank: 57
(Percentile)

State Rank: 6 / 6 PJs

Overall Rank: 55
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	85.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	89.93	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.37	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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